

Debtor 1 James Lee Bradberry
 Debtor 2 Tiffany Hare Bradberry
 (Spouse, if filing)
 United States Bankruptcy Court for the: Northern District of Texas
 (State)
 Case number 4:16-bk-41005-elm13

Official Form 410S2

Notice of Postpetition Mortgage Fees, Expenses, and Charges 12/16

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any fees, expenses, and charges incurred after the bankruptcy filing that you assert are recoverable against the debtor or against the debtor's principal residence.

File this form as a supplement to your proof of claim. See Bankruptcy Rule 3002.1.

Name of creditor: Chalet Properties III, LLC Court claim no. (if known): 21

Last 4 digits of any number you use to identify the debtor's account: 0238

Does this notice supplement a prior notice of postpetition fees, expenses, and charges?

- ☒ No
☐ Yes. Date of the last notice: ____/____/____

Part 1: Itemize Postpetition Fees, Expenses, and Charges

Itemize the fees, expenses, and charges incurred on the debtor's mortgage account after the petition was filed. Do not include any escrow account disbursements or any amounts previously itemized in a notice filed in this case. If the court has previously approved an amount, indicate that approval in parentheses after the date the amount was incurred.

Description	Dates incurred	Amount
1. Late charges	_____	(1) \$ _____
2. Non-sufficient funds (NSF) fees	_____	(2) \$ _____
3. Attorney fees	_____	(3) \$ _____
4. Filing fees and court costs	_____	(4) \$ _____
5. Bankruptcy/Proof of claim fees	_____	(5) \$ _____
6. Appraisal/Broker's price opinion fees	_____	(6) \$ _____
7. Property inspection fees	_____	(7) \$ _____
8. Tax advances (non-escrow)	<u>12/15/20</u>	(8) \$ <u>5,023.32</u>
9. Insurance advances (non-escrow)	_____	(9) \$ _____
10. Property preservation expenses. Specify: _____	_____	(10) \$ _____
11. Other. Specify: _____	_____	(11) \$ _____
12. Other. Specify: _____	_____	(12) \$ _____
13. Other. Specify: _____	_____	(13) \$ _____
14. Other. Specify: _____	_____	(14) \$ _____

The debtor or trustee may challenge whether the fees, expenses, and charges you listed are required to be paid. See 11 U.S.C. § 1322(b)(5) and Bankruptcy Rule 3002.1.

Debtor 1 James Lee Bradberry
First Name Middle Name Last NameCase number (if known) 4:16-bk-41005-elm13**Part 2: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X/s/ Chase A. Berger, Esq.
Signature

Date 02 / 17 / 2021

Print: Chase A. Berger
First Name Middle Name Last Name

Title Authorized Agent for Secured Creditor

Company Ghidotti Berger LLP

Address 600 East John Carpenter Freeway
Number Street
Irving, TX 75062
City State ZIP Code

Contact phone (949) 427- 2010

Email bknotifications@ghidottiberger.com

CERTIFICATE OF SERVICE

On February 17, 2021, I served the foregoing document described as *Notice of Postpetition Mortgage Fees, Expenses, and Charges* on the following individuals by electronic means through the Court's ECF program:

DEBTOR(S) COUNSEL(S)

Christopher Marvin Lee ecf@leebankruptcy.com, ign@leebankruptcy.com,
clerk@leebankruptcy.com, leelawecf@gmail.com,
4696@notices.nextchapterbk.com

TRUSTEE/TRUSTEE(S) COUNSEL(S)

Pam Bassel fwch13cmecf@fwch13.com

Christopher Marvin Lee ecf@leebankruptcy.com, ign@leebankruptcy.com,
clerk@leebankruptcy.com, leelawecf@gmail.com,
4696@notices.nextchapterbk.com

US Trustee ustpregion06.da.ecf@usdoj.gov

On February 17, 2021, I served the foregoing documents described as *Notice of Postpetition Mortgage Fees, Expenses, and Charges* on the following individuals by depositing true copies thereof in the United States mail at North Miami Beach, FL enclosed in a sealed envelope, with postage paid, addressed as follows:

Debtor

James Lee Bradberry
6408 Marlette Ct
North Richland Hills, TX 76180

Joint Debtor

Tiffany Hare Bradberry
6408 Marlette Ct
North Richland Hills, TX 76180

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Ricardo Becker
Ricardo Becker